

Frequently Asked Questions

What is SB 375?

SB 375 directs the California Air Resources Board to set regional targets for reducing greenhouse gas (GHG) emissions. The new law establishes a “bottom up” approach to ensure that cities and counties are involved in the development of regional plans to achieve those targets. SB 375 builds on the existing framework of regional planning to tie together the regional allocation of housing needs and regional transportation planning in an effort to reduce GHG emissions from motor vehicle trips. SB 375 calls for a region’s Regional Housing Needs Allocation (RHNA) to be consistent with its Sustainable Community Strategy.

What is RHNA?

The acronym RHNA, stands for Regional Housing Needs Allocation (RHNA). The RHNA is the state-mandated process to identify the total number of housing units by affordability level that each jurisdiction must accommodate in the Housing Element of its General Plan. ABAG is responsible for defining the final RHNA numbers for the region which allocate “fair share” housing units for each affordability level. The City’s Housing Element is a planning document, requiring the community to determine how it will meet its "fair share" of the regional housing need and make adequate provision for the existing and projected housing needs of all economic segments of the community. However, a community is not obligated to actually provide housing to meet the identified need. Instead, the “fair share” represents a distribution of housing development capacity that each city (and county) must provide for through appropriately zoned land during a planning period. The units are not required to be constructed. However, cities are expected to provide policies to provide an environment where development is viable. This approach is integral to the development of a Sustainable Community Strategy.

What are the City’s RHNA numbers for the upcoming planning period?

The City’s RHNA has increased since the last planning period from 3,043 to 3,478, based on the following breakdown, shown in table 1 below.

Table 1

Final Regional Housing Need Allocation Comparison

| Planning Period | Very Low 0-50% | Low 51-80% | Moderate 81-120% | Above Moderate 120% | Total |
|------------------------|---------------------------|-----------------------|-----------------------------|--------------------------------|--------------|
| 2007-2014 | 639 | 426 | 498 | 1,480 | 3,043 |
| 2014-2022 | 798 | 444 | 559 | 1,677 | 3,478 |

Source: Concord Housing Element, Nov. 2010